



TOWN OF WEARE
PLANNING BOARD
ZONING BOARD OF ADJUSTMENT
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Naomi L. Bolton
Land Use Coordinator

Office Hours:
Monday
thru
Friday
8 AM – 4:30 PM

PLANNING BOARD
MINUTES
JULY 24, 2008
(Approved as amended 8/28/08)

PRESENT: Paul Morin, Chairman; Craig Francisco, Vice Chairman; George Malette, Secretary; Tom Clow, Exofficio; Frank Bolton; Neal Kurk, Alternate; Arthur Townes, Alternate.

GUESTS: Burton Brown, Janet Brown, Bob Brown, Steve Lacharite, Gordon Baker and Chris Berry; Dani-Jean Stuart

I. CALL TO ORDER:

Chairman Paul Morin called the meeting to order at 7:05 PM at the Weare Town Office Building.

II. MINUTES:

The board discussed the draft minutes of July 10, 2008. Frank Bolton noted that there had been a discussion about how to regulate the disturbance of internal stone walls that was not in the minutes. Naomi will be asked to review the audiotape and include that discussion. No action was taken on the minutes.

III. PUBLIC HEARINGS:

BURT BROWN DISCUSSION OF DRIVEWAY ISSUE: Burt Brown was invited to have a brief discussion with the board concerning a prior minor subdivision and the 350 feet of road that was required. He said that it had been built to the point of gravel but that there was no asphalt yet. There is a bond for that work remaining to be done. Burt is requesting that the board waive the requirement for asphalt and to revert some or all of the town road to a private shared driveway. The board was unsure whether it had the authority to consider his request and will research the issue. Mr. Brown was asked to return to the August 28, 2008 meeting.

AWEARE AUTO AND TRUCK REPAIR – SITE PLAN REVIEW (CONTINUED HEARING) 99 NORTH STARK HIGHWAY, TAX MAP 201 – 071.002: Chris Berry of Berry Surveying and Engineering described the site plan amendments. The second floor of the building was eliminated as well as the rear parking lot. The board reviewed the outstanding items from June 26th.

Correct required building setbacks: sides and back were corrected from 50 feet to 30 feet.

Zoning requirements for a commercial lot should be listed: Street frontage was written at (227.71 ?) feet. (I don't remember about the area)?

Copy of the existing deed (?)

Driveway entrance with traffic flow arrows shown on drawing.

Storage location within the site plan for any flammable or hazardous type of liquid gasses, solid materials. (the only storage on site will be a 500 gallon oil tank for holding waste oil to be burned in the waste oil furnace).

Fireward approval: The Board of Firewards is good with the plan and the 11.5% grad of the driveway.

State of NH driveway permit: Has been filed.

Conservation Commission: The applicant met with CC, but no written comments had been received by the board.

Town Engineer review of storm water drainage plans or project in total: No written comments have been received from the Town Engineer.

Economic Development Committee (EDC) comments: The EDC did do a site walk, no comments were sent to the PB

Craig Francisco moved to accept the application as complete, waiving the hazardous waste requirement (but to add a note to the plans describing the handling of waste oil) and receiving the driveway permit at a later date. Tom Clow seconded the motion, all in favor.

The Board then asked questions of the applicant regarding the proposed sign, the landscaping plan in relation to screening from the road, the design of the exterior of the building and the need for a rendering to better visualize the final appearance. The applicant said that they are still considering what the sign will look like and may proceed without a sign at this time. The Board informed the applicant that the sign would have to be approved by the Board and that they could not erect any sign prior approval. Craig Francisco asked that the size of all plantings to be installed be noted with the mature heights. The applicant agreed to include this information. Neal Kurk asked for a 3 dimensional rendering of the site from the road. The applicant said that they felt this would be an unnecessary submittal and that it would be expensive. A majority of the Board agreed. Craig Francisco asked for a 2 dimensional front elevation showing the arrangement of doors and windows. The applicant agreed to supply that and also agreed to update

the cross section view to show the arborvitaes proposed rather than the generic tree near the parking lot. The cross section was asked for by George Malette to help to show the potential of how the plantings will help to visually buffer some of the proposed building from the road.

The Board had not yet received written comments from the reviewing engineer. The applicant will also modify the drawings to show how the uphill stormwater flow will be managed at either end of the retaining wall.

Craig Francisco moved to continue this hearing to August 28th, seconded by Frank Bolton, all in favor.

IV.

ADJOURMENT:

As there was no further business to come before the board, Tom Clow moved to adjourn; Frank Bolton seconded the motion, all in favor.

Respectfully submitted,
(Using notes from Paul Morin & George Malette)

George Malette
Planning Board Secretary